



# AGENCE GAI SOLEIL

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**320 000 €**

**Buying villa**

**5 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 552 m<sup>2</sup>**

**Year of construction : 2014**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : Excellent**

**Features :**

pool, Pool house, Cheminée, Chambre de plain-pied, double glazing

**4 bedroom**

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**



## Villa 7105 Béziers

BEZIERS, Carré D&#39;Hort district, ideally located, type 5 villa, 150 m<sup>2</sup> living space approx., single storey, on a landscaped plot of 552 m<sup>2</sup> with swimming pool. Entrance hall with cupboard, double living room of approx. 40 m<sup>2</sup> with an interior patio. Equipped American kitchen opening onto covered terrace with barbecue and pizza oven. Separate toilets. The sleeping area, well separated, includes three bedrooms (including 1 double), a bathroom and a master suite composed of an additional bedroom and a shower room. This villa has many assets: Double garage + parking in front. Heated swimming pool. Pellet stove Privileged environment, close to all shops, schools, medical centers...

**Fees and charges :**

320 000 € agency fees 2,81% à the responsibility of the buyer included

Document non contractuel  
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